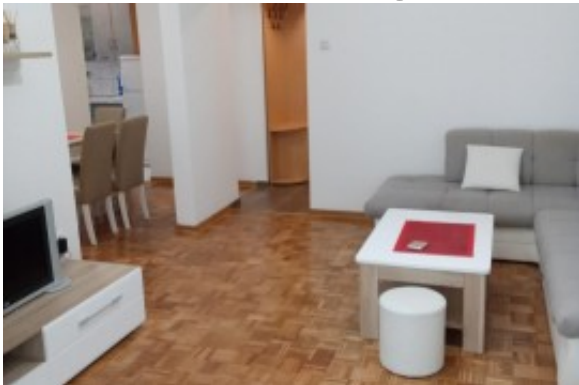


## flat.sale.vracar@gmail.com Prodaja stan sa zakupcima EXPO 2027, Beograd (Vračar)



### Informacije o prodavcu

Ime: flat.sale.vracar@gmail.com +381654635963  
Beograd  
Naziv kompanije: flat.sale.vracar@gmail.com +381654635963  
Beograd  
Veb-sajt: [https://www.youtube.com/channel/UCWpgOcMZNbZWZ\\_JYO](https://www.youtube.com/channel/UCWpgOcMZNbZWZ_JYO)  
Telefon: +381 (65) 463-5963  
Oblast: Grad Beograd  
Opština: Vračar  
Mesto: Beograd (Vračar)  
Adresa: Hram Save Krst Savski  
Venac Trg Dorcol Stari  
Grad

### Detalji Oglasa

Referentni broj: RF459761

#### Osnovni podaci

Cena: 356,000 RSD  
Telefon: +381 (65) 463-5963  
Kvadratura: 110 m<sup>2</sup>  
Oglašivač: Vlasnik  
Struktura: Četvorosoban  
Broj kupatila: 2  
Spavaće sobe: 3  
Objavljeno: pre 14 sati

#### Detalji Objekta

Sprat: Prizemlje  
Ukupna spratnost: 5

Tip objekta: Stara gradnja  
Trenutno stanje: renovirano

### **Energetska Efikasnost**

Energetski pasoš: Da  
Vrsta grejanja: Centralno  
Energetski razred: B  
Prozori i Vrata: dvostruko zastakljivanje, energetski efikasni prozori, PVC  
Sistemi za Uštedu Energije: LED osvetljenje, energetski efikasni aparati

### **Dodatne informacije**

Kućni ljubimci?: Ne  
Dostupnost parkinga/garaže: Ne  
Dodatno za nekretninu: Hitna prodaja  
Karakteristike nekretnine: Podrum, Klima, Internet, Interfon, Video nadzor, Pomoćni objekti, Wi-Fi upravljanje, Vrt, Dvorište, Letnjakovac, Lift, Parking mesto, Terasa, Telefon, KATV, Centar Grada

### **Blizu Lokacije**

Blizina javnog prevoza : Da  
Blizina škola/vrtića: Da  
Blizina supermarketa/tržnog centra: Da  
Blizina parkova/rekreativnih zona: Da

### **Opis nekretnine**

Tekst oglasa:

Selling 4.0 flat Vracar Belgrade huge terrace glass winter house renovated furnished tenanted property

Large 3 bedroom apartment 101m<sup>2</sup>, VPR/4, 25m<sup>2</sup> terrace, central heating radiators, two inverter air conditioners.

Equipment, appliances, furniture are new, some still on manufacturers guarantee.

<https://www.youtube.com/watch?v=MTchK6lyAjk>

[https://www.youtube.com/channel/UCWpgOcMZNbZWZ\\_JYODjOefA](https://www.youtube.com/channel/UCWpgOcMZNbZWZ_JYODjOefA)

The modern building from 2009 with underground parking, adjusted for oversized cars.

Can serve as a business space, co-working office.

The apartment is located on the high ground floor, on top of garages on the ground floor, with view of

neighbouring gardens and yard trees.

All rooms oriented on South.

Each room has exit through glass double size doors to the terrace, with Sun shining to terrace all day.

Two air conditioning inverter units with heater.

Bright, freshly white painted, fully furnished and fully equipped.

By the owner.

Infostan 12000 dinars.

Yearly property tax is 35000 dinars

Apartment is 280 cm high and consists of:

- kitchen 7 m<sup>2</sup> half-enclosed, fully equipped with 320 litres fridge-freezer
- 2 bedrooms with build-in full wall wardrobes, double beds.
- bathroom with shower cabin, with 8 kg washing and drying machines. Separate WC.
- living room 15 m<sup>2</sup> with dining table for up to 6,
- large terrace of 25m<sup>2</sup> converted to glass winter house, with stationary powerful gas barbecue grill as an alternative kitchen, with gas fireplace for all year round habitation.

Metal entrance door with 2 high security digital locks, intercom. Security cameras at house entrance, corridors.

Any kind of pets are allowed, ample space for all creatures.

The building is of high construction quality. The outer insulation by mineral wool.

It's cool summertime and warm wintertime.

Small shopping centre, post office, banks, bakery, Maxi, green market, service shops, cafes, pubs, bars, oriental eateries, restaurants, fitness centres, medical clinics, public, private and international kindergartens, schools are within walking distance.

Friendly and peaceful neighbours.

Payment in cryptocurrencies is welcome.

Viewing possible by video call on whatsapp, viber, telegram.

Contact: Gosa 00381654635963,

## Lokacija

Oblast: Grad Beograd

Opština: Vračar

Mesto: Beograd (Vračar)

Adresa: Улица Раде Кончара 19, 11050, Вождовац,  
Београд, Град Београд, Централна Србија

Poštanski broj: 11118

